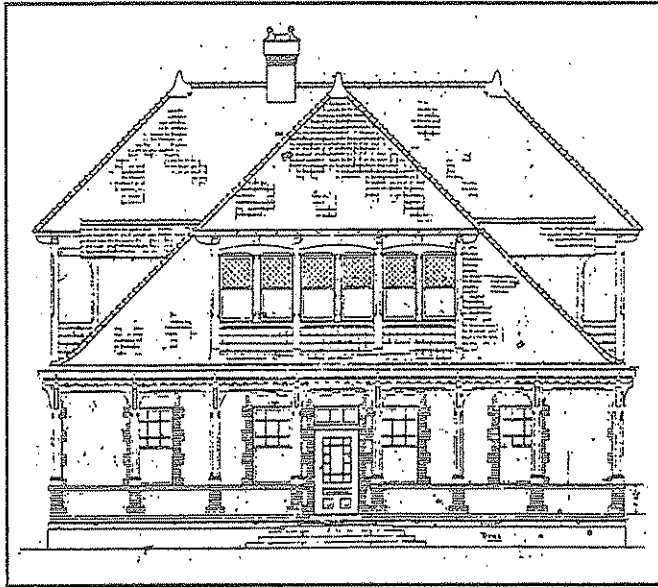

CHAPTER 2: GUIDELINES FOR RECONSTRUCTING AN HISTORIC BUILDING

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DOCUMENTATION



Guideline 1. Richard Morris Hunt's drawing of the Estate Office Building in the Village. HRC has a catalog of Hunt and Smith drawings available. (Drawing courtesy of the Biltmore Estate.)

1. WHERE ADEQUATE DOCUMENTATION EXISTS, EXTERIOR DESIGNS OF ORIGINAL HUNT/SMITH BUILDINGS MAY BE RECONSTRUCTED.

- Interior designs need not be reproduced in order to accommodate new functional requirements.
- Photographs and drawings must provide a sufficient level of detail to accurately determine materials, their scale and quality of finish as well as overall design character.
- Reconstruction of a building not designed by Hunt or Smith, or otherwise designated as an historic structure is not appropriate.

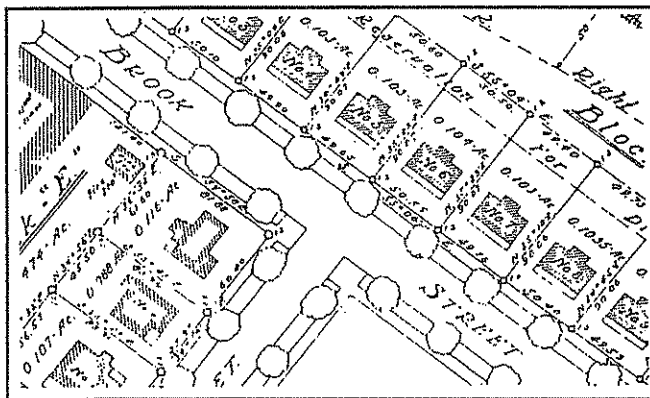
2. IDENTIFY THE BUILDING AS A RECONSTRUCTION WITH A MARKER ATTACHED TO THE EXTERIOR.

- This will aid visitors in interpreting the history and development of the Village.

3. FOLLOW ORIGINAL DOCUMENTATION IN ESTABLISHING THE BASIC CHARACTERISTICS OF THE DESIGN.

- The building should match the original design in form, mass and scale.
- A "magnified" version of the original is inappropriate.
- Minor deviations from original drawings are allowed if the design change is in keeping with the original character of the building.

SITING



Guideline 5. An early drawing illustrates the uniform building setbacks and even spacing between buildings, distinctive characteristics of the Village.

4. WHEN RECONSTRUCTING A BUILDING, FOLLOW THE ORIGINAL SITE PLAN AS MUCH AS IS FEASIBLE.

- The building need not be located on its original site, but it must be sited in a similar sub-area as its historic setting. In other words, a commercial type structure may not be located in a cottage area.

5. ALIGN THE BUILDING WITH THE HISTORIC SET-BACKS OF THE SUB-AREA

- Maintain the historic orientation of the main entrance to the street.
- See also, Guidelines for Site Design, Book 1.

MATERIALS

6. RE-ESTABLISH THE HISTORIC CHARACTER OF PRIMARY BUILDING MATERIALS.

- New materials may be used if the appearance is similar to that of the historic building materials. For example, substitute stucco products may be used if they can be configured to represent the texture of pebbledash.
- All wood trim should have a painted finish. Rough-sawn or unpainted wood is inappropriate.

7. WHEN RECONSTRUCTING WOOD TRIM AND FRAMES, MATCH THE HISTORIC DIMENSIONS.



Guidelines 6 and 7. The original drawing of the front of Cottage "A" shows rough cast stucco as the primary material. All trim was wood. Note the strapwork dimensions and window proportions. (1901)

SEE ALSO GUIDELINES FOR
SITE DESIGN, SIGNS AND ILLUMINATION
IN BOOK 1.